



Zoning Case No. C14-03-0157

copy

RESTRICTIVE COVENANT

OWNERS: John Weldon Harris

Darrow Dean Harris

Robert Brent Harris

ADDRESS: 3329 Davis Lane, Austin, Texas 78745

CONSIDERATION: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by the City of Austin to the Owner, the receipt and sufficiency of which is acknowledged.

PROPERTY: Two tracts of land consisting of an 8.040 acre tract and an 81,499 acre tract out of the Theodore Bissell League Survey No. 18, in Travis County, the tracts of land being more particularly described by metes and bounds in Exhibits "A" and "B" attached and incorporated into this covenant.

WHEREAS, the Owners of the Property and the City of Austin have agreed that the Property should be impressed with certain covenants and restrictions;

NOW, THEREFORE, it is declared that the Owners of the Property, for the consideration, shall hold, sell and convey the Property, subject to the following covenants and restrictions impressed upon the Property by this restrictive covenant. These covenants and restrictions shall run with the land, and shall be binding on the Owners of the Property, its heirs, successors, and assigns.

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generates traffic that exceeds the total traffic generation for the Property as specified in that certain Traffic Impact Analysis ("TIA") prepared by Alliance Texas Engineering Co., dated December 2003, or as amended and approved by the Director of the Watershed Protection and Development Review Department. Development on the Property is subject to the recommendations contained in the memorandum from the Transportation Review Section of the Watershed Protection and Development Review Department dated August 16, 2004. The TIA shall be kept on file at the Watershed Protection and Development Review Department.
2. At the time an application for approval of a site plan is submitted for development of the Property, or any portion of the Property, an Integrated Pest Management (IPM) plan shall be submitted to the Watershed Protection and Development Review Department for review and approval. The IPM plan shall comply with the guidelines in Section 1.6.9.2 (D) and (F) of the Environmental Criteria Manual that are in effect on the date of this covenant.
3. At the time an application for approval of a site plan is submitted for development of the Property, or any portion of the Property, a landscape plan shall be submitted to the Watershed Protection and Development Review Department for review and approval. Ninety percent of the total plant material used, exclusive of turf, shall be native to Central

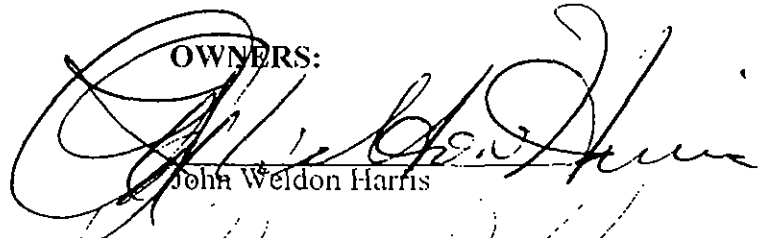
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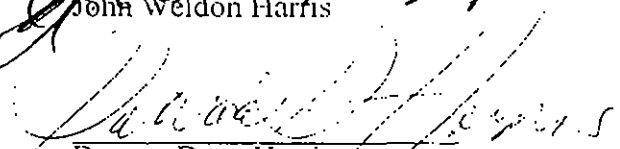
Texas or on the Grow Green Native and Adapted Landscape Plants list, attached as Exhibit "C". Plants on the Invasive Species/Problem Plants list, attached as Exhibit "D", may not be included.

4. The use of coal tar based asphalt sealants for construction or repair of asphaltic concrete paving is prohibited on the Property.
5. If any person or entity shall violate or attempt to violate this agreement and covenant, it shall be lawful for the City of Austin to prosecute proceedings at law or in equity against such person or entity violating or attempting to violate such agreement or covenant, to prevent the person or entity from such actions, and to collect damages for such actions.
6. If any part of this agreement or covenant is declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this agreement, and such remaining portion of this agreement shall remain in full effect.
7. If at any time the City of Austin fails to enforce this agreement, whether or not any violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it.
8. This agreement may be modified, amended, or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, and (b) by the owner(s) of the Property subject to the modification, amendment or termination at the time of such modification, amendment or termination.

EXECUTED this the 19 day of August, 2004.


OWNERS:


John Weldon Harris


Darrow Dean Harris


Robert Brent Harris

APPROVED AS TO FORM:


Assistant City Attorney
City of Austin

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 20th day of August, 2004,
by John Weldon Harris.

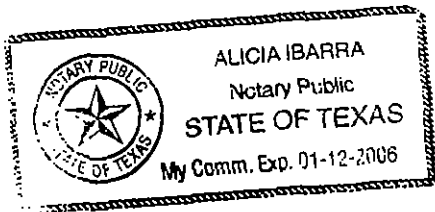


Emma Kelly
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 19 day of August, 2004,
by Darrow Dean Harris.

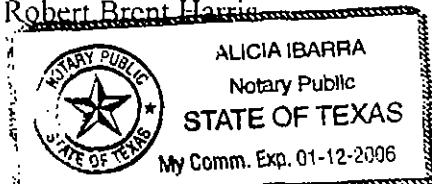


Alicia Ibarra
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 19 day of August, 2004,
by Robert Brent Harris.



Alicia Ibarra
Notary Public, State of Texas

After Recording, Please Return to:
City of Austin
Department of Law
P. O. Box 1088
Austin, Texas 78767-1088
Attention: Diana Minter, Legal Assistant



Land Surveyors, Inc.

*8000 Anderson Square Road
Suite 110*

Austin, Texas 78757

Office: 512.374.9722

Fax: 512.459.4752

TRACT 1
GR-CC
Page 1 of 4

C14-03-0157

EXHIBIT A

METES AND BOUNDS DESCRIPTION

BEING 8.040 ACRES, SURVEYED BY BASELINE LAND SURVEYORS, INC., OUT OF THE THEODORE BISSELL LEAGUE, SURVEY NO. 18, ABSTRACT NO. 3, IN TRAVIS COUNTY, TEXAS, AND BEING 2.851 ACRES OUT OF A REMAINDER OF A 46.30 ACRE TRACT OF LAND CONVEYED TO JOHN WELDON HARRIS, DARROW DEAN HARRIS, AND ROBERT BRENT HARRIS BY DEED OF RECORD IN VOLUME 5080, PAGE 750, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING 5.189 ACRES OUT OF A REMAINDER OF A 135.00 ACRE TRACT OF LAND CONVEYED TO WOODSON W. HARRIS BY DEED OF RECORD IN VOLUME 4975, PAGE 1342, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8" iron rebar found for a point of intersection in the east right-of-way line of Brodie Lane (R.O.W. Varies) 50 feet right of and at right angles to Engineer's Centerline Station 53+80.53, in the west line of said remainder of a 135.00 acre tract of land, from which a 1/2" iron rebar found for a point of intersection in the west right-of-way line of Brodie Lane, 50 feet left of and at right angles to Engineer's Centerline Station 53+80.53, bears North 62°34'10" West a distance of 100.17 feet;

THENCE North 28°22'52" East (record - North 28°22'52" East), with the east right-of-way line of Brodie Lane and the west line of the remainder of a 135.00 acre tract, a distance of 487.73 feet (record - 490.24 feet) to a calculated point in a 30" mesquite tree for the northwest corner of the remainder of a 135.00 acre tract, in the south right-of-way line of Davis Lane (R.O.W. Varies), from which a 1/2" iron rebar found in the east right-of-way line of Brodie Lane for the southwest corner of Lot 1, Brodie Bunch No. 1, a subdivision of record in Volume 8, Page 173B of the Plat Records of Travis County, Texas bears North 28°22'52" East a distance of 98.00 feet;

THENCE South 62°29'23" East (record - South 60°00'00" East), with the south right-of-way line of Davis Lane and the north line of the remainder of a 135.00 acre tract, a distance of 440.05 feet to a calculated point, from which a 1/2" iron pipe found for the northeast corner of the remainder of a 135.00 acre tract and the northwest corner of a 4.08 acre tract of land conveyed to Lydia Wegner Harris by deed of record in Volume 5080, Page 747 of the Deed Records of Travis County, Texas bears South 62°29'23" East a distance of 256.42 feet;

THENCE South 28°22'52" West, crossing through the remainder of a 135.00 acre tract, along a line parallel with and 440.00' east of (as measured perpendicularly) the west line of the remainder of a 135.00 acre tract and the east right-of-way line of Brodie Lane a distance of 491.32 feet to a calculated point;

THENCE South 27°34'26" West, continuing through the remainder of a 135.00 acre tract and into the remainder of a 46.30 acre tract along a line parallel with and 440.00' east of (as measured perpendicularly) the west line of the remainder of a 135.00 acre tract and the east right-of-way line of Brodie Lane a distance of 304.90 feet to a calculated point

THENCE North 62°25'34" West, continuing through the remainder of a 46.30 acre tract a distance of 440.00 feet to a calculated point in the west line of the remainder of a 46.30 acre tract, being the east right-of-way line of Brodie Lane;

THENCE North 27°34'26" East (record - North 27°34'26" East) along the west line of the remainder of a 46.30 acre tract and the east right-of-way line of Brodie Lane a distance of 308.00 feet to the POINT OF BEGINNING.

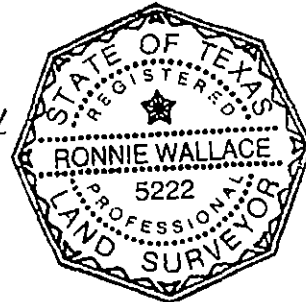
This parcel contains 8.040 acres of land, more or less, out of the Theodore Bissell League, Survey No. 18, Abstract No. 3 in Travis County, Texas.

Description prepared from an on-the-ground survey made during July 2002.

Bearing Basis: East right-of-way line of Brodie Lane (R.O.W. varies) per deed of record in Volume 10635, Page 881 of the Real Property Records of Travis County, Texas, and per Travis County construction plans, CIP No. 3001, certified on September 30, 1987.

Ronnie Wallace
Ronnie Wallace
Registered Professional Land Surveyor
State of Texas No. 5222

8 July 2004
Date



Job Number:

Attachments: Survey Drawing:\PROJECTS\HARRIS RANCH\DWG\8 AC. GR CO..DWG

Fieldnote File: BASELINE\PROJECTS\HARRIS\F_NOTES\8 AC. GR CO. FN



Land Surveyors, Inc.

*8000 Anderson Square Road
Suite 110*

Austin, Texas 78757

Office: 512.374.9722

Fax: 512.459.4752

TRACT 2
SF-6-CC
Page 1 of 14
C14-03-C157

EXHIBIT B

METES AND BOUNDS DESCRIPTION

BEING 81.499 ACRES. SURVEYED BY BASELINE LAND SURVEYORS, INC., OUT OF THE THEODORE BISSELL LEAGUE, SURVEY NO. 18, ABSTRACT NO. 3, IN TRAVIS COUNTY, TEXAS, AND BEING 4.054 ACRES THAT IS ALL OF A CALLED 4.08 ACRE TRACT OF LAND CONVEYED TO LYDIA WEGNER HARRIS BY DEED OF RECORD IN VOLUME 5080, PAGE 747, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; BEING 3.443 ACRES OUT OF THE REMAINDER OF A CALLED 135.00 ACRE TRACT OF LAND CONVEYED TO WOODSON W. HARRIS BY DEED OF RECORD IN VOLUME 4975, PAGE 1342, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; BEING 10.787 ACRES THAT IS ALL OF A CALLED 10.70 ACRE TRACT OF LAND CONVEYED TO JOHN WELDON HARRIS, DARROW DEAN HARRIS, AND ROBERT BRENT HARRIS BY DEED OF RECORD IN VOLUME 5135, PAGE 306, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; BEING 33.120 ACRES OUT OF THE REMAINDER OF A CALLED 46.30 ACRE TRACT OF LAND CONVEYED TO JOHN WELDON HARRIS, DARROW DEAN HARRIS, AND ROBERT BRENT HARRIS BY DEED OF RECORD IN VOLUME 5080, PAGE 750, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND BEING 30.095 ACRES OUT OF THE REMAINDER OF A CALLED 67.60 ACRE TRACT OF LAND CONVEYED TO JOHN WELDON HARRIS, DARROW DEAN HARRIS, AND ROBERT BRENT HARRIS BY DEEDS OF RECORD IN VOLUME 4365, PAGE 348, AND VOLUME 4365, PAGE 352, BOTH OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8" iron rebar found for a point of intersection in the east right-of-way line of Brodie Lane (R.O.W. Varies) 50 feet right of and at right angles to Engineer's Centerline Station 53+80.53, in the west line of said remainder of a 135.00 acre tract of land, from which a 1/2" iron rebar found for a point of intersection in the west right-of-way line of Brodie Lane, 50 feet left of and at right angles to Engineer's Centerline Station 53+80.53, bears North 62°34'10" West a distance of 100.17 feet;

THENCE South 27°34'26" West (record - South 27°34'26" West), with the west line of the remainder of said 135.00 acre tract and the east right-of-way line of Brodie Lane, passing at a distance of 25.96 feet a calculated point for the southwest corner of the remainder of a 135.00 acre tract, same being the northwest corner of the remainder of a 46.30 acre tract, and continuing with the west line of the remainder of a 46.30 acre tract and the east right-of-way line of Brodie Lane for a total distance of 308.00 feet to a calculated point for the POINT OF BEGINNING.

THENCE South 62°25'34" East, crossing through the remainder of a 46.30 acre tract a distance of 440.00 feet to a calculated point;

THENCE North 27°34'26" East, continuing through the remainder of a 46.30 acre tract and crossing into the remainder of a 135.00 acre tract along a line parallel with and 440.00 feet east of (as measured perpendicularly) the west line of the remainder of a 135.00 acre tract and the east right-of-way line of Brodie Lane a distance of 304.90 feet to a calculated point;

THENCE North 28°22'52" East, crossing through the remainder of a 135.00 acre tract along a line parallel with and 440.00 feet east of (as measured perpendicularly) the west line of the remainder of a 135.00 acre tract and the east right-of-way line of Brodie Lane a distance of 491.32 feet to a calculated point in the north line of the remainder of a 135.00 acre tract, same being the south right-of-way line of Davis Lane (R.O.W. varies), from which a calculated point in a 30" mesquite tree for the northwest corner of the remainder of a 135.00 acre tract, in the south right-of-way line of Davis Lane bears North 62°29'23" West a distance of 440.05 feet;

THENCE South 62°29'23" East (record- South 60°00'00" East), along the north line of the remainder of a 135.00 acre tract and the south right-of-way line of Davis Lane a distance of 256.42 feet to a 1/2" iron pipe found for the northeast corner of the remainder of a 135.00 acre tract, same being the northwest corner of said 4.08 acre tract;

THENCE South 62°26'45" East (record - South 60°00'00" East), with the south right-of-way line of Davis Lane and the north line of the 4.08 acre tract, passing at a distance of 436.74 feet a 1/2" iron rebar found for the northeast corner of the 4.08 acre tract and the northwest corner of said 10.70 acre tract and continuing for a total distance of 496.74 feet to a 1/2" iron rebar found with plastic cap which reads "Baseline Inc.";

THENCE, with the south right-of-way line of Davis Lane and the north line of the 10.70 acre tract, the following two (2) courses:

1. South 60°07'05" East (record - South 58°26'00" East) a distance of 407.81 feet to a 1/2" iron rebar found with plastic cap which reads "Baseline Inc.";
2. South 62°15'55" East a distance of 410.00 feet (record - South 59°39'00" East a distance of 410.00 feet) to a 1/2" iron pipe found for the northeast corner of the 10.70 acre tract and the northwest corner of said remainder of a 67.60 acre tract;

THENCE continue South 62°15'55" East (record - South 59°39'00" East), with the north line of the portion of a remainder of a 67.60 acre tract and the south right-of-way line of Davis Lane, a distance of 1090.01 feet to a 1/2" iron rebar found for a point of curvature, and being the northeast corner of the portion of a remainder of a 67.60 acre tract and the northwest corner of a 3.047 acre tract of land conveyed to the Austin Independent School District by deed of record in Document No. 1999052826 of the Official Public Records of Travis County, Texas, from which a 1/2" iron rebar found for the northeast corner of said 3.047 acre tract in the south right-of-way line of Davis Lane, bears South 62°12'31" East a distance of 129.98 feet (record - South 59°39'00" East a distance of 130.01 feet);

THENCE, along the east line of the portion of a remainder of a 67.60 acre tract and the west line of the 3.047 acre tract, the following seven (7) courses:

1. Along a curve to the right having a radius of 20.00 feet (record - 20.00'), a delta angle of 90°31'18" (record - 90°51'28"), a length of 31.60 feet (record - 31.72 feet), and a chord which bears South 16°45'30" East a distance of 28.41 feet (record -

South 14°13'16" East a distance of 28.50 feet) to a 1/2" iron rebar found for a point of tangency;

2. South 28°38'05" West a distance of 129.09 feet (record - South 31°12'28" West a distance of 129.04 feet) to a 1/2" iron rebar found for a point of curvature;
3. Along a curve to the right having a radius of 955.00 feet (record - 955.00 feet), a delta angle of 14°35'30" (record - 14°35'23"), a length of 243.21 feet (record - 243.18 feet), and a chord which bears South 35°54'03" West a distance of 242.55 feet (record - South 35°30'10" West a distance of 242.52 feet) to a 1/2" iron rebar found for a point of tangency;
4. South 43°13'22" West a distance of 166.73 feet (record - South 45°47'51" West a distance of 166.80 feet) to a 1/2" iron rebar found for a point of curvature;
5. Along a curve to the left having a radius of 1045.00 feet (record - 1045.00 feet), a delta angle of 21°51'25" (record - 21°51'20"), a length of 398.64 feet (record - 398.62 feet), and a chord which bears South 32°16'38" West a distance of 396.23 feet (record - South 34°52'11" West a distance of 396.20 feet) to a 1/2" iron rebar found for a point of tangency;
6. South 21°23'01" West a distance of 299.88 feet (record - South 23°56'31" West a distance of 299.86 feet) to a 1/2" iron rebar found for a point of curvature;
7. Along a curve to the right having a radius of 1355.00 feet (record - 1355.00 feet), a delta angle of 00°38'11", a length of 15.05 feet and a chord which bears South 21°38'50" West a distance of 15.05 feet to a calculated point, from which a 1/2" rebar found for a point of tangency in the east line of the remainder of a 67.60 acre tract and the west line of the 3.047 acre tract bears along a curve to the right, having a radius of 1355.00 feet (record - 1355.00 feet), a delta angle of 05°13'01", a length of 123.38 feet and a chord which bears South 24°34'27" West a distance of 123.33 feet;

THENCE North 62°47'55" West, crossing through the remainder of a 67.60 acre tract, along a line 200.00 feet north of (as measured perpendicularly) the south line of the remainder of a 67.60 acre tract a distance of 1025.35 feet to a calculated point in the approximate west line of the remainder of a 67.60 acre tract and the east line of the 46.30 acre tract;

THENCE crossing through the remainder of a 46.30 acre tract, along the following three (3) courses that are 200.00 feet north of (as measured perpendicularly) the south line of the remainder of a 46.30 acre tract:

1. North 62°41'13" West a distance of 379.11 feet to a calculated point;
2. North 62°40'29" West a distance of 766.46 feet to a calculated point;
3. North 62°18'54" West a distance of 874.93 feet to a calculated point in the west line of the remainder of a 46.30 acre tract, same being the east right-of-way line of Brodie Lane, from which a 1/2" iron rebar found with plastic cap which reads "Baseline Inc.", for the southwest corner of the remainder of a 46.30 acre tract, in

the east right-of-way line of Brodie Lane bears South 27°34'26" West (record – South 27°34'26" West) a distance of 200.00 feet;

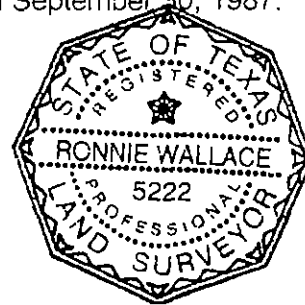
THENCE North 27°34'26" East (record - North 27°34'26" East), with the west line of the remainder of a 46.30 acre tract and the east right-of-way line of Brodie Lane, a distance of 491.96 feet to the POINT OF BEGINNING.

This parcel contains 81.499 acres of land, more or less, out of the Theodore Bissell League, Survey No. 18, Abstract No. 3 in Travis County, Texas.

Description prepared from an on-the-ground survey made during July 2002.

Bearing Basis: East right-of-way line of Brodie Lane (R.O.W. varies) per deed of record in Volume 10635, Page 881 of the Real Property Records of Travis County, Texas, and per Travis County construction plans, CIP No. 3001, certified on September 30, 1987.

Ron C. Wallace 8 July 2004
Ronnie Wallace Date
Registered Professional Land Surveyor
State of Texas No. 5222



Attachments: Survey Drawing \PROJECTS\HARRIS\DWG\81.5 AC. SF6-CO.DWG
Fieldnote File: \PROJECTS\HARRIS\F_NOTES\81.5 AC. S6-CO.DOC

EXHIBIT C

Grow Green Native and Adapted Landscape Plants

Trees

Ash, Texas <i>Fraxinus texensis</i>	Oak, Escarpment Live <i>Quercus fusiformis</i>
Arizona Cypress <i>Cupressus arizonica</i>	Oak, Lacey <i>Quercus glaucooides</i>
Big Tooth Maple <i>Acer grandidentatum</i>	Oak, Monterey (Mexican White) <i>Quercus polymorpha</i>
Cypress, Bald <i>Taxodium distichum</i>	Oak, Shumard <i>Quercus shumardii</i>
Cypress, Montezuma <i>Taxodium mucronatum</i>	Oak, Texas Red <i>Quercus texana</i> (<i>Quercus buckleyi</i>)
Elm, Cedar <i>Ulmus crassifolia</i>	Pecan <i>Carya illinoensis</i>
Elm, Lacebark <i>Ulmus parvifolia</i>	Soapberry <i>Sapindus drummondii</i>
Honey Mesquite <i>Prosopis glandulosa</i>	
Oak, Bur <i>Quercus macrocarpa</i>	
Oak, Chinquapin <i>Quercus muhlenbergii</i>	
Oak, Southern Live <i>Quercus virginiana</i>	

Small Trees/Large Shrubs

Anacacho Orchit Tree <i>Bauhinia congesta</i>	Persimmon, Texas <i>Diospyros texana</i>
Buckeye, Mexican <i>Ungnadia speciosa</i>	Pistachio, Texas <i>Pistacia texana</i>
Buckeye, Rec <i>Aesculus pavia</i>	Plum, Mexican <i>Prunus mexicana</i>
Carolina Buckthorn <i>Rhamnus caroliniana</i>	Pomegranate <i>Punica granatum</i>
Cherry Laurel <i>Prunus caroliniana</i>	Redbud, Mexican <i>Cercis canadensis 'mexicana'</i>
Crape Myrtle <i>Lagerstroemia indica</i>	Redbud, Texas <i>Cercis canadensis</i> var. <i>'texensis'</i>
Desert Willow <i>Chilopsis linearis</i>	Retama Jerusalem Thorn <i>Parkinsonia aculeata</i>
Dogwood, Roughleaf <i>Cornus drummondii</i>	Senna, Flowering <i>Cassia corymbosa</i>
Escarpment Black Cherry <i>Prunus serotina</i> var. <i>eximia</i>	Smoke Tree, American <i>Cotinus obovatus</i>
Eve's Necklace <i>Sophora affinis</i>	Sumac, Flameleaf <i>Rhus lanceolata</i>
Goldenball Leadtree <i>Leucaena retusa</i>	Viburnum, Rusty Blackhaw <i>Viburnum rufidulum</i>
Holly, Possumhaw <i>Ilex decidua</i>	Viburnum, Sandankwa <i>Viburnum suspensum</i>
Holly, Yaupon <i>Ilex vomitoria</i>	
Mountain Laurel, Texas <i>Sophora secundiflora</i>	

Shrubs

Abelia, Glossy <i>Abelia grandiflora</i>	Nandina <i>Nandina domestica</i> 'Compacta nana' 'Gulf Stream'
Agarita <i>Berberis trifoliata</i>	Oleander <i>Nerium oleander</i>
Agave (Century Plant) <i>Agave sp.</i>	Palmetto <i>Sabal minor</i>
American Beautyberry <i>Callicarpa americana</i>	Prickly Pear <i>Opuntia engelmannii</i> var. <i>lindheimeri</i>
Artemisia <i>Artemisia</i> 'Powis Castle'	Rose, Belinda's Dream <i>Rosa</i> 'Belinda's Dream'
Barbados Cherry <i>Mulpighia glabra</i>	Rose, Lamarne <i>Rosa</i> 'Lamarne'
Barberry, Japanese <i>Berberis thunbergii</i>	Rose, Livin' Easy <i>Rosa</i> 'Livin' Easy'
'Atropurpurea'	Rose, Marie Pavie <i>Rosa</i> 'Marie Pavie'
Basket Grass (Sacahuista) <i>Nolina texana</i>	Rose, Martha Gonzales <i>Rosa</i> 'Martha Gonzales'
Black Dalea <i>Dalea frutescens</i>	Rose, Mutabilis <i>Rosa</i> 'Mutabilis'
Bush Germander <i>Teucrium fruticans</i>	Rose, Nearly Wild <i>Rosa</i> 'Nearly Wild'
Butterfly Bush <i>Buddleja davidii</i>	Rose, Old Blush <i>Rosa</i> 'Old Blush'
Butterfly Bush, Woolly <i>Buddleja marrubifolia</i>	Rose, Perle d'or <i>Rosa</i> 'Perle d'or'
Coralberry <i>Symphoricarpos orbiculatus</i>	Rock Rose <i>Pavonia lasiopetala</i>
Cotoneaster <i>Cotoneaster sp.</i>	Rosemary <i>Rosmarinus officinalis</i>
Eleagnus <i>Eleagnus pungens</i>	Sage, Mountain <i>Salvia reglia</i>
Esperanza/Yellow Bells <i>Tecoma stans</i>	Sage, Texas (Cenizo) <i>Leucophyllum frutescens</i>
Flame Acanthus <i>Anisacanthus quadrifidus</i> var. <i>wrightii</i>	Senna, Lindheimer <i>Cassia lindheimeriana</i>
Fragrant Mimosa <i>Mimosa borealis</i>	Southern Wax Myrtle <i>Myrica cerifera</i>
Holly, Burford <i>Ilex cornuta</i> 'Burfordii'	Sumac, Evergreen <i>Rhus virens</i>
Holly, Dwarf Chinese <i>Ilex cornuta</i> 'Rotunda nana'	Sumac, Fragrant (Aromatic) <i>Rhus aromatica</i>
Holly, Dwarf Yaupon <i>Ilex vomitoria</i> 'Nana'	Texas Sotol <i>Dasylirion texanum</i>
Jasmine, Primrose <i>Jasminum mesnyi</i>	Turk's Cap <i>Malvaviscus arboreus</i>
Kidneywood <i>Eysenhardtia texana</i>	Yucca, Paleleaf <i>Yucca pallida</i>
Lantana, Native <i>Lantana horrida</i>	Yucca, Red <i>Hesperaloe parviflora</i>
Mistflower, Blue (Blue Boneset) <i>Eupatorium coelestinum</i>	Yucca, softleaf <i>Yucca recurvifolia</i>
Mistflower, White (Shrubby White Boneset) <i>Ageratina havanense</i>	Yucca, Twistleaf <i>Yucca rupicola</i>
Mock Orange <i>Philadelphus coronarius</i>	

Perennials

Black-eyed Susan <i>Rudbeckia hirta</i>	Lantana, Trailing <i>Lantana montevidensis</i>
Bulbine <i>B. frutescens</i> or <i>caulescens</i>	Marigold, Mexican Mint <i>Tagetes lucida</i>
Bush Morning Glory <i>Ipomoea fistulosa</i>	Obedient Plant, Fall <i>Physostegia virginiana</i>
Butterfly Weed <i>Asclepias tuberosa</i>	Oregano, Mexican <i>Polioanthes longiflora</i>
Butterfly Weed 'Mexican' <i>Asclepias curassavica</i>	Penstemon <i>Penstemon</i> sp.
Cast Iron Plant <i>Aspidistra elatior</i>	Phlox, Fragrant <i>Phlox pilosa</i>
Chile Pequin <i>Capsicum annuum</i>	Pink Skullcap <i>Scutellaria suffrutescens</i>
Cigar Plant <i>Cuphea micropetala</i>	Plumbago <i>Plumbago auriculata</i>
Columbine, Red <i>Aquilegia canadensis</i>	Poinciana, Red Bird of Paradise. Pride of Barbados
Columbine, Yellow <i>Aquilegia chrysantha</i> 'Texas Gold'	<i>Caesalpinia pulcherrima</i>
Coreopsis <i>Coreopsis lanceolata</i>	Primrose, Missouri <i>Oenothera macrocarpa</i>
Daisy, Blackfoot <i>Melampodium leucanthum</i>	Purple Coneflower <i>Echinacea purpurea</i>
Daisy, Copper Canyon <i>Tagetes lemmonii</i>	Ruellia <i>Ruellia brittoniana</i>
Damianta <i>Crysactina mexicana</i>	Sage, Cedar <i>Salvia roemeriana</i>
Fall Aster <i>Aster oblongifolius</i>	Sage, Jerusalem <i>Phlomis fruticosa</i>
Fern, River <i>Thelypteris kunthii</i>	Sage, Majestic <i>Salvia guaranitica</i>
Firebush <i>Hamelia patens</i>	Sage, Mealy Blue <i>Salvia farinacea</i>
Gaura <i>Gaura lindeheimeri</i>	Sage, Mexican Bush <i>Salvia leucantha</i>
Gayfeather <i>Liatris mucronata</i>	Sage, Penstemon, Big Red Sage <i>Salvia penstemonoides</i>
Gregg Dalea <i>Dalea greggii</i>	Sage, Russian <i>Perovskia atricapsifolia</i>
Hibiscus, Perennial <i>Hibiscus moscheutos</i> , <i>Hibiscus coccineus</i>	Sage, Scarlet or 'Tropical' <i>Salvia coccinea</i>
Honeysuckle, Mexican <i>Justicia spicigera</i>	Salvia, Gregg (Cherry Sage) <i>Salvia greggii</i>
Hymenoxys (Four Nerve Daisy) <i>Tetaneuris scaposa</i>	Shrimp Plant <i>Justicia brandegeana</i>
Indigo Spires <i>Salvia 'Indigo Spires'</i>	Texas Betony <i>Stachys coccinea</i>
Iris, Bearded <i>Iris albicans</i>	Verbena, Prairie <i>Verbena bipinnatifida</i>
Iris, Butterfly/Bicolor (African) <i>Dietes</i> sp.	Yarrow <i>Achillea millefolium</i>
Lamb's Ear <i>Stachys byzantina</i>	Zexmenia <i>Wedelia texana</i>
Lantana <i>Lantana x hybrida</i> (many varieties)	

Ornamental Grasses

Bluestem, Big *Andropogon gerardii*
 Bluestem, Bushy *Andropogon glomeratus*
 Bluestem, Little *Schizachyrium scoparium*
 Fountain Grass, Dwarf *Pennisetum alopecuroides*
 Indian Grass *Sorghastrum nutans*
 Inland Sea Oats *Chasmanthium latifolium*

Mexican Feathergrass (Wiregrass) *Stipa tenuissima*
 Muhly, Bamboo *Muhlenbergia dumosa*
 Muhly, Big *Muhlenbergia lindheimeri*
 Muhly, Deer *Muhlenbergia rigens*
 Muhly, Gulf *Muhlenbergia capillaris*
 Muhly, Seep *Muhlenbergia reverchonii*
 Sideoats Grama *Bouteloua curtipendula*
 Wild Rye *Elymus canadensis*

Vines

Asian Jasmine *Trachelospermum asiaticum*
 Carolina Jessamine *Gelsemium sempervirens*
 Coral Vine *Antigonon leptopus*
 Crossvine *Bignonia capreolata*
 Fig Vine *Ficus pumila*

Honeysuckle, Coral *Lonicera sempervirens*
 Lady Banksia Rose *Rosa banksiae*
 Passion Vine *Passiflora incarnata*
 Trumpet Vine *Campsis radicans*
 Virginia Creeper *Parthenocissus quinquefolia*

Groundcover

Aztec Grass *Ophiopogon japonicus*
 Frogfruit *Phyla incisa*
 Horseherb *Calyptocarpus vialis*
 Leadwort Plumbago *Ceratostigma plumbaginoides*
 Liriope *Liriope muscari*
 Monkey Grass (Mondo Grass) *Ophiopogon japonicus*
 Oregano *Origanum vulgare*
 Periwinkle, Littleleaf *Vinca minor*
 Pigeonberry *Rivina humilis*

Purple Heart *Secreasea pallida*
 Santolina (Lavender Cotton) *Santolina chamaecyparissus*
 Sedge, Berkeley *Carex tumulicola*
 Sedge, Meadow *Carex perdentata*
 Sedge, Texas *Carex texensis*
 Sedum (Stonedrop) *Sedum nuttallianum*
 Silver Ponyfoot *Dichondra argentea*
 Woolly Stemodia *Stemodia lunata* (*Stemodia tomentosa*)

Turf Grasses

Bermuda 'Tif 419', 'Sahara', 'Baby', 'Common'
 Buffalo '609', 'Stampede', 'Prairie'
 St. Augustine 'Baby', 'Common', 'Raleigh', 'Delmar'

Zoysia, Fine Leaf 'Matrella', 'Emerald', 'Zorro'
 Zoysia, Coarse Leaf 'Japonica', 'Jamur', 'El Toro', 'Palis'

EXHIBIT D

Invasive Species/Problem Plants

PLANTS TO AVOID

INVASIVES

(Plants that are non-native to the Central Texas ecosystem and tend to out-compete native species)

Do Not Plant

(Travel by seeds, berries, and spores so can be transported long distances. They have already invaded preserves and greenbelts):

- Arizona Ash
- Chinaberry
- Chinese Pistache
- Chinese Tallow
- Chinese Privet
- Elephant Ear
- Holly Fern
- Japanese Honeysuckle
- Ligustrum, Wax Leaf
- Mimosa
- Mulberry, Paper
- Nandina (large, berrying varieties)
- Photinia, Chinese
- Pyracantha
- Tamarisk
- Tree of Heaven

Do Not Plant Near

Parks/Preserves/Greenbelts

(travel by runners, rhizomes, and stems so only invade neighboring areas):

- Bamboo
- English Ivy
- Vinca (Periwinkle)

PROBLEM TREES AND SHRUBS

(Typically fast-growing, highly adaptable, but often have weak wood and are short-lived. Most are susceptible to insect and disease problems.)

- Arizona Ash
- Azalea (not adapted to Austin soils)
- Boxelder
- Camellia
- Chinaberry
- Chinese Privet
- Chinese Tallow
- Cottonwood
- Ligustrum
- Lombardy Poplar
- Mimosa
- Mulberry, Paper
- Photinia, Chinese
- Siberian Elm
- Silver Maple
- Sweetgum
- Sycamore
- Tree of Heaven

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Dana DeBeauvoir

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DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS